



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, MARCH 9, 2004

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR JOSEPH H. MUELLER
VICE-CHAIR CHARLES D. WESTON
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER ROBERT ENGLES
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER RALPH LYLE

REGULAR MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: February 10, 2004 and February 24, 2004

NEW BUSINESS:

1. **USE PERMIT, UP-04-01: CONCORD-MMS ENTERPRISE INC.:** A request for approval of a conditional use permit to allow a behavioral day facility for developmentally disabled adults in an existing industrial building located at 15005 Concord Cir. at Vineyard Blvd. in an existing light industrial PUD (established by Ord. No. 336). (APN 817-06-038)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-22 approving request.

2. **GENERAL PLAN AMENDMENT, GPA-03-08: E. DUNNE-BASANTY:** A request to amend the General Plan land use designation from Industrial to Mixed Use on two vacant parcels that total 3.47 acres. The site is located at the southeast corner of E. Dunne Ave. and Church St. A mitigated negative declaration is proposed for the application. (APNs 817-01-056&057)

Recommendation: Open Public Hearing/Table request.

3. **GENERAL PLAN AMENDMENT, GPA-03-09: DEL MONTE-BASANTY:** A request to amend the General Plan land use designation from Residential Estate to Multi-Family Low on two parcels that total 1.9 acres. The sites are located at 16615 and 16625 Del Monte Ave., 500 feet south of Spring Ave. (APNs 767-16-013 & 014)

Recommendation: Open Public Hearing/Table request.

4. **GENERAL PLAN AMENDMENT, GPA-02-03/ZONING AMENDMENT, ZA-02-08: BUTTERFIELD-CITY OF MORGAN HILL RDA/COURT HOUSE:** A request to amend the land use designation on a 8.14 acre parcel located on the north west corner of the intersection of Butterfield Blvd. and Diana Ave. The proposed amendment is to change the General Plan land use designation from Multi-Family Medium to Public Facilities. Also requested is an amendment to the zoning designation on the property from R-3 Multi Family Medium to PF, Public Facilities. (APN 726-12-006)

Recommendation: Open Public Hearing/Adopt Resolution Nos. 04-23 (general plan amendment) and 04-24 (zoning amendment), with recommendation to forward to the City Council for approval.

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5. **GENERAL PLAN AMENDMENT, GPA-03-10: MONTEREY-SOUTH COUNTY HOUSING:** A request to amend the General Plan land use designation from Multi-family Low and Commercial to Multi-family Medium and Mixed Use on four parcels totaling approximately 4.8 acres in size. The subject parcels are located between Monterey Rd. and Del Monte Ave., north of Wright Ave. (APNs 764-12-008, -009, 018, & -019) A land use designation amendment for nine additional parcels from Multi-family Low to Multi-family Medium will also be reviewed by the City. These additional parcels total approximately 2 acres in size, and are located on the north side of Wright Ave., between Monterey Rd. and Del Monte Ave. (APNs 764-12-011, -013 thru -017, and -021 thru -023)

Recommendation: Open Public Hearing/Recommend Council approval of Mitigated Negative Declaration/Adopt Resolution No. 04-25, with recommendation to forward to the City Council for approval.

6. **GENERAL PLAN AMENDMENT, GPA-02-04, ZONING AMENDMENT, ZA-02-10: EDMUNDSON-CITY OF MORGAN HILL RDA/INDOOR RECREATION FACILITY:** A request to change the General Plan Land Use designation of the project site from Single-Family Medium Residential to Public Facilities for construction of the Community Indoor Recreation Center and to change the zoning designation from R2 (3500) Medium-Density Residential to PF Public Facilities to maintain consistency with the proposed General Plan Land Use designation. The project site consists of two parcels located on the north side of Edmundson Ave. at the southeast side totaling 8.7 acres of Community Park; west of Little Llagas Creek and south of the Public Works offices and corporation yard. (APNs 767-18-025 & -037)

Recommendation: Open Public Hearing/Approve Mitigated Negative Declaration/Adopt Resolution Nos. 04-26 (general plan amendment) and 04-27 (zoning amendment), with recommendation to the City Council for approval.

7. **GENERAL PLAN AMENDMENT, GPA-04-01: WRIGHT-CITY OF MORGAN HILL GENERAL PLAN MAP CORRECTION:** A City initiated proposal to amend the General Plan land use designation from Single-Family Medium to Multi-Family Medium on an 8,240 sq. ft. lot located at 120 Wright Ave. (APN 764-14-003)

Recommendation: Open Public Hearing/Adopt Resolution No. 04-28, with recommendation to forward to the City Council for approval.

8. **ZONING AMENDMENT, ZA-04-03: CITY OF MORGAN HILL-ZONING MAP CORRECTIONS:** A City initiated proposal to amend the zoning designations on two properties. A request to amend the zoning from R1-7,000 to R3 for a site located at 120 Wright Ave. in order to maintain compliance with the requested General Plan land use designation amendment request for the site. A request to amend the zoning from R3 to R2-3,500 on 4.3 acres of an 8.36-acre parcel located on Monterey Rd., 700 feet north of Watsonville Rd. in order to bring the zoning into conformance with the General Plan land use designation for the site. (APN 764-14-003/767-23-016)

Recommendation: Open Public Hearing/Adopt Resolution Nos. 04-29a (zoning from R1-7,000 to R3) and 04-29b (zoning from R3 to R1-3,500), with recommendation to forward to the City Council for approval.

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9. **GENERAL PLAN AMENDMENT, GPA-03-02: CITY OF MORGAN HILL-AMEND LAND USE POLICY FOR SINGLE-FAMILY ATTACHED HOUSING REQUIREMENTS:** A City-initiated amendment to the Community Development Element of the General Plan, amending Policy 7b regarding the percentage of all future residential dwellings to be constructed as single family detached units. The proposed amendment would establish a 70/30 ratio of single family (both attached and detached units) to multi family housing for all future residential development.

Recommendation: Open Public Hearing/Adopt Resolution No. 04-30, with recommendation to forward to the City Council for approval.

INFORMATIONAL ITEM:

RESIDENTIAL DESIGNATIONS NEAR FREEWAY: Exhibit showing Residential designated properties next to the South Valley Freeway (Highway 101).

TENTATIVE UPCOMING AGENDA ITEM FOR THE MARCH 23, 2004 MEETING:

- **ZA-03-19: City of Morgan Hill-Zoning Text Amendment to Sign Ordinance/Community Activity Signs**
- **ZA-04-01: Tilton-Glenrock**
- **SD-04-01: Tilton-Glenrock**
- **DA-04-01: Tilton-Glenrock**
- **DAA-00-12: E. Dunne-Grewal**
- **Adjustment of total building allotment for FY 2004-05 and 2005-06 and award supplemental allotment to projects that participated in the FY 2002-03 (last year's/2002) Open/Market Competition.**
- **Approve the final award of the FY 2005-06 building allotment to projects that competed in this year's (2003) Small Projects and Micro Project competitions.**
- **General Plan Update Annual Review**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to

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comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

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